

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

JUNE 15, 2004

This proposed 65 unit condominium project is the second recent land development proposal in the Chatsworth area. In the course of several noticed public hearings before the Regional Planning Commission a number of project modifications and mitigation measures have been incorporated into the project design. These conditions and mitigation measures appropriately offset the impacts of the project and, additionally, provide the community with certain regional benefits. I am therefore directing that the conditions of approval reflect the following:

- Dedication and maintenance of a 6.6 acre open space parcel.
- Construction of a riding and hiking trail across the open space parcel that connects to the regional trail network, coordinated with the trail system in the adjoining Deer Lake Ranch project.
- Incorporation of a series of traffic mitigation measures, coordinated as to timing and cost-sharing, with the Deer Lake Ranch project. The traffic mitigation measures are conditioned based on the original 159-unit project, although the density has been reduced by 60% to 65 units.
- Contribution of approximately \$43,000 in fees to the County's library system

While these measures mitigate project impacts and provide certain community amenities, additional measures are warranted. These conditions, which mirror those required for the adjacent Deer Lake Ranch project, shall be included in the final conditions prepared by County staff:

- M O R E -

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BURKE _____

YAROSLAVSKY _____

ANTONOVICH _____

KNABE _____

- The applicant will be conditioned to deposit funds in the amount of \$175,000 to be expended at the discretion of the Supervisor of the 5th District and shall be used for community enhancement projects in the local Chatsworth community. The fee shall be paid in 4 annual payments of \$43,750. The first payment shall be due within one year of the Board of Supervisors adoption of the findings and conditions and each succeeding payment will be due on the approval anniversary date. These funds shall be put into a segregated account, administered by the Department of Regional Planning.
- Prior to the start of construction, including any grading activity, the applicant shall conduct a pre-construction meeting with members of the community.
- All grading activities, including engine warm-up, shall be restricted to the hours between 7:00am and 6:00pm. No Saturday, Sunday or County-observed holiday grading operations are permitted.
- Other construction operations, such as framing, as well as landscaping and interior building construction, shall be limited to Monday through Friday between the hours of 7:00am and 6:00pm and on Saturday between the hours of 8:00am and 5:00pm. No such work shall be permitted on Sunday or County-observed holidays.
- Off-site vehicular traffic through the Twin Lakes Community by construction equipment and/or contractors' vehicles shall be prohibited. The applicant shall specify authorized routes for construction-related vehicles. Applicant will post necessary signs and/or personnel at all entries to Twin Lakes and streets not permitted as authorized routes to ensure enforcement of these prohibitions
- All vehicles used by construction personnel, including those of outside suppliers and independent contractors, shall be parked on-site. Parking of such vehicles shall not be permitted offsite, including along Mayan Drive, Canoga Avenue, Poema Place, or within any portion of the nearby communities.
- The applicant shall make available to the Twin Lakes Property Owners Association and any other interested party, and post signs in the area, at the entry points to the project site, the name and 24 hour toll free telephone number of the applicant's site representative. The sign shall also include the telephone number of the Los Angeles County Department of Regional Planning's Zoning Enforcement Section, the Department of Public Works' Building and Safety Division and the South Coast Air Quality Management District. The representative who monitors the 24-hour telephone line shall have a weekend and evening contact list for all contractors and subcontractors on the job site.

- In the event that the representative receives a complaint that the applicant or any contractor or subcontractor has failed to comply with any conditions of the tentative subdivision map, conditional use permit, oak tree permit, or any other permits or applicable codes, regulations or laws, the representative shall respond to the complainant within two (2) hours of the first call for calls made between the hours of 8:00am and 5:00pm and by 9:00am the following work-day morning for calls received after 5:00pm and before 8:00am.
- The applicant shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
- The applicant shall assist in establishing a construction monitoring committee for both this project, known as "Vistas at Poema Place." The applicant shall file reports on a monthly basis with this committee. The Committee shall be composed of no more than 6 individuals that are property-owners, tenants, business-owners, and/or other interested parties appointed by the Supervisor of the 5th District. This committee, and a similar committee for the adjacent Deer Lake Ranch project, may hold joint meetings to discuss both projects.
- The applicant shall coordinate with the Deer Lake Ranch project applicant for quarterly meetings or the Vistas at Poema Place/Deer Lake Ranch Construction Oversight Committee. Meetings may occur less frequently at the discretion of the Committee.
- All of the conditions of approval shall be included with and made a part of, all construction contracts.

- M O R E -

I, THEREFORE, MOVE that the Board of Supervisors:

- Close the public hearing;
- Indicate that we have read and considered the environmental documentation for the project and that we intend to certify the Environmental Impact Report;
- Indicate our intent to approve Conditional Use Permit 00-188;
- Indicate our intent to approve Oak Tree Permit 00-188;
- Indicate our intent to approve Vesting Tentative Tract Map 53235;
- Indicate our intent to approve Zone Change 00-188;
- Indicate our intent to approve General Plan amendment 00-188; and
- Direct County Counsel to prepare the findings and conditions, the necessary map and ordinance for adoption of the change of zone and the appropriate resolution for adoption of the General Plan Amendment, as well as the final environmental documentation, consistent with the revisions contained in this motion.

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